

Attorney or Party Name, Address, Telephone & FAX Nos., State Bar No. & Email Address  ERIC P. ISRAEL (State Bar No. 132426) eisrael@dgdgk.com MICHAEL G. D'ALBA (State Bar No. 264403) mdalba@dgdgk.com DANNING, GILL, DIAMOND & KOLLITZ, LLP 1900 Avenue of the Stars, 11th Floor Los Angeles, California 90067-4402 Telephone: (310) 277-0077 Facsimile: (310) 277-5735  <input type="checkbox"/> Individual appearing without attorney <input checked="" type="checkbox"/> Attorney for: Brad D. Krasnoff, Chapter 7 Trustee	FOR COURT USE ONLY
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**UNITED STATES BANKRUPTCY COURT  
CENTRAL DISTRICT OF CALIFORNIA - LOS ANGELES DIVISION**

In re: EDWARD A. NASSAR,	CASE NO.: 2:15-bk-11540-ER CHAPTER: 7
Debtor(s).	<b>NOTICE OF SALE OF ESTATE PROPERTY</b>

<b>Sale Date:</b> 04/05/2016	<b>Time:</b> 10:00 am
<b>Location:</b> Courtroom 1568, United States Bankruptcy Court, 255 E. Temple St., Los Angeles, CA 90012	

**Type of Sale:** ☒ Public ☐ Private **Last date to file objections:** 03/22/2016

**Description of property to be sold:** Residential real property located at 9225 Hasty Avenue, Downey, CA 90240

**Terms and conditions of sale:** "As is" and "where is" with no warranty or recourse whatsoever

**Proposed sale price:** \$ 379,500.00

This form is mandatory. It has been approved for use in the United States Bankruptcy Court for the Central District of California.

**Overbid procedure (if any):** Overbidders must appear at the hearing, submit the overbid before or at the hearing, and deposit with Trustee before or at the hearing a cashier's check in the amount of \$11,385 payable to "Brad D. Krasnoff, as Chapter 7 Trustee of the estate of Edward A. Nassar." The minimum overbid is \$385,000.

**If property is to be sold free and clear of liens or other interests, list date, time and location of hearing:**

April 5, 2016  
10:00 a.m.  
Courtroom 1568  
United States Bankruptcy Court  
255 E. Temple Street  
Los Angeles, CA 90012

**Contact person for potential bidders (include name, address, telephone, fax and/or email address):**

Michael G. D'Alba, Esq.  
Danning, Gill, Diamond & Kollitz, LLP  
1900 Avenue of the Stars, 11th Floor  
Los Angeles, California 90067-4402  
Telephone: (310) 277-0077  
Facsimile: (310) 277-5735  
Email: mdalba@dgdgk.com

Date: 03/08/2016

**PROOF OF SERVICE OF DOCUMENT**

I am over the age of 18 and not a party to this bankruptcy case or adversary proceeding. My business address is 1900 Avenue of the Stars, 11th Floor, Los Angeles, CA 90067-4402.

A true and correct copy of the foregoing document entitled (*specify*): NOTICE OF SALE OF ESTATE PROPERTY will be served or was served **(a)** on the judge in chambers in the form and manner required by LBR 5005-2(d); and **(b)** in the manner stated below:

**1. TO BE SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING (NEF):** Pursuant to controlling General Orders and LBR, the foregoing document will be served by the court via NEF and hyperlink to the document. On March 8, 2016 I checked the CM/ECF docket for this bankruptcy case or adversary proceeding and determined that the following persons are on the Electronic Mail Notice List to receive NEF transmission at the email addresses stated below:

☒ Service information continued on attached page.

**2. SERVED BY UNITED STATES MAIL:** On March 8, 2016, I served the following persons and/or entities at the last known addresses in this bankruptcy case or adversary proceeding by placing a true and correct copy thereof in a sealed envelope in the United States mail, first class, postage prepaid, and addressed as follows. Listing the judge here constitutes a declaration that mailing to the judge will be completed no later than 24 hours after the document is filed.

☒ Service information continued on attached page.

**3. SERVED BY PERSONAL DELIVERY, OVERNIGHT MAIL, FACSIMILE TRANSMISSION OR EMAIL (state method for each person or entity served):** Pursuant to F.R.Civ.P. 5 and/or controlling LBR, on March 8, 2016, I served the following persons and/or entities by personal delivery, overnight mail service, or (for those who consented in writing to such service method), by facsimile transmission and/or email as follows. Listing the judge here constitutes a declaration that personal delivery on, or overnight mail to, the judge will be completed no later than 24 hours after the document is filed.

VIA PERSONAL DELIVERY BY ALSSI ON MARCH 9, 2016  
The Honorable Sheri Bluebond  
U.S. Bankruptcy Court  
Roybal Federal Building  
Bin outside of Suite 1482  
255 E. Temple Street  
Los Angeles, CA 90012

☒ Service information continued on attached page.

I declare under penalty of perjury under the laws of the United States that the foregoing is true and correct.

March 8, 2016

Date

Cindy Cripe

Printed Name

  
Signature

**1. SERVED BY THE COURT VIA NOTICE OF ELECTRONIC FILING ("NEF")**

Brad D Krasnoff (TR) jmcdaniel@dgdk.com, bkrasnoff@ecf.epiqsystems.com  
 David S Hagen on behalf of Creditor K-Tenth Street Properties, LP go4broq@earthlink.net  
 David S Hagen on behalf of Creditor D-Tenth Street Properties, LP go4broq@earthlink.net  
 Eric P Israel on behalf of Trustee Brad D Krasnoff (TR) eisrael@dgdk.com,  
 danninggill@gmail.com;eisrael@ecf.inforuptcy.com  
 Julie J Villalobos on behalf of Debtor Edward A Nassar julie@oaktreelaw.com,  
 oakecfmail@gmail.com  
 Michael G D'Alba on behalf of Trustee Brad D Krasnoff (TR) mgd@dgdk.com,  
 DanningGill@gmail.com;mdalba@ecf.inforuptcy.com  
 Richard G Heston on behalf of Interested Party Adla Nassar rheston@hestonlaw.com,  
 eblanco@hestonlaw.com,docs@hestonlaw.com,assistant@hestonlaw.com  
 Richard G Heston on behalf of Interested Party Heston & Heston, Attorneys at Law  
 rheston@hestonlaw.com, eblanco@hestonlaw.com,docs@hestonlaw.com,assistant@hestonlaw.com  
 United States Trustee (LA) ustpreion16.la.ecf@usdoj.gov

**2. SERVED BY U.S. MAIL**

Debtor  
 Edward A Nassar  
 1219 E Judi Street  
 Casa Grande, AZ 85122-6736

Sam H. Naanouh  
 9015 Kristin Drive  
 Downey, CA 90240

Buyers  
 Michael Lee Wall  
 Mary Nassar Wall  
 12513 Alarka Street  
 Norwalk, CA 90650-3201

Buyers' Broker  
 Natalie Sverkos  
 BHHS California Properties  
 356 Redondo Avenue  
 Long Beach, CA 90814

Debtor's Former Wife  
 Adla Nassar  
 9225 Hasty Avenue  
 Downey, CA 90240

Attorney for Adla Nassar  
 Richard G. Heston, Esq.  
 HESTON & HESTON  
 19700 Fairchild Road, Suite 200  
 Irvine, CA 92612-2528